

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City’s Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

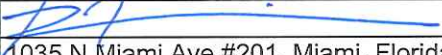
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner’s Name	Shopping Center Interests LLC
Property Owner’s Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	4955 SW 83rd Street, Miami, Florida 33143
E-mail Address	simon@karamgroup.net
Phone Number	305.858.6395
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent’s Name	Ramon 'Ray' Lastra
Applicant / Agent’s Signature	
Address, City, State, Zip	1035 N Miami Ave #201, Miami, Florida 33136
E-mail Address	rlastra@clarocorp.com
Letter of Consent Submitted	YES

Development / Project Name	New Tenant Building at Downtown Marketplace	
Development / Project Address	<u>Existing:</u> 224-290 N Federal Hwy	<u>New:</u> 224-290 N Federal Hwy
Legal Description	Attached	
Tax ID Folio Numbers (For all parcels in development)	Attached	
Request / Description of Project	New Tenant Building to replace existing drive through pavilion	
Total Estimated Cost of Project	\$ 500,000 (Including land costs)	

Current Land Use Designation	Commercial
Proposed Land Use Designation	Commercial
Current Zoning Designation	RAC-EMU
Proposed Zoning Designation	RAC-EMU
Current Use of Property	Retail/Restaurant
Number of Residential Units	N/A
Non-Residential SF (and Type)	Existing Retail: 5,000sf, Existing Rest: 2,953sf. New Retail 1,354, New Rest:1,825
Total Bldg. SF (include structured parking)	11,092sf
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)		28,528sf/.65ac
Lot Density		.39
Lot Width		140'-0"
Building Height (Feet / Levels)		26'-0" / 1
Structure Length		60'-0"
Floor Area Ratio		.39
Lot Coverage		.39
Open Space		17,436sf
Landscape Area		2,794sf
Parking Spaces		29

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [W]	10'-0"	10'-0"
Side [S]	0'-0"	4'-0"
Side [N]	0'-0"	75'-8"
Rear [E]	0'-0"	140'-4"

DRC SUBMITTAL FOR

NEW TENANT BUILDING

AT

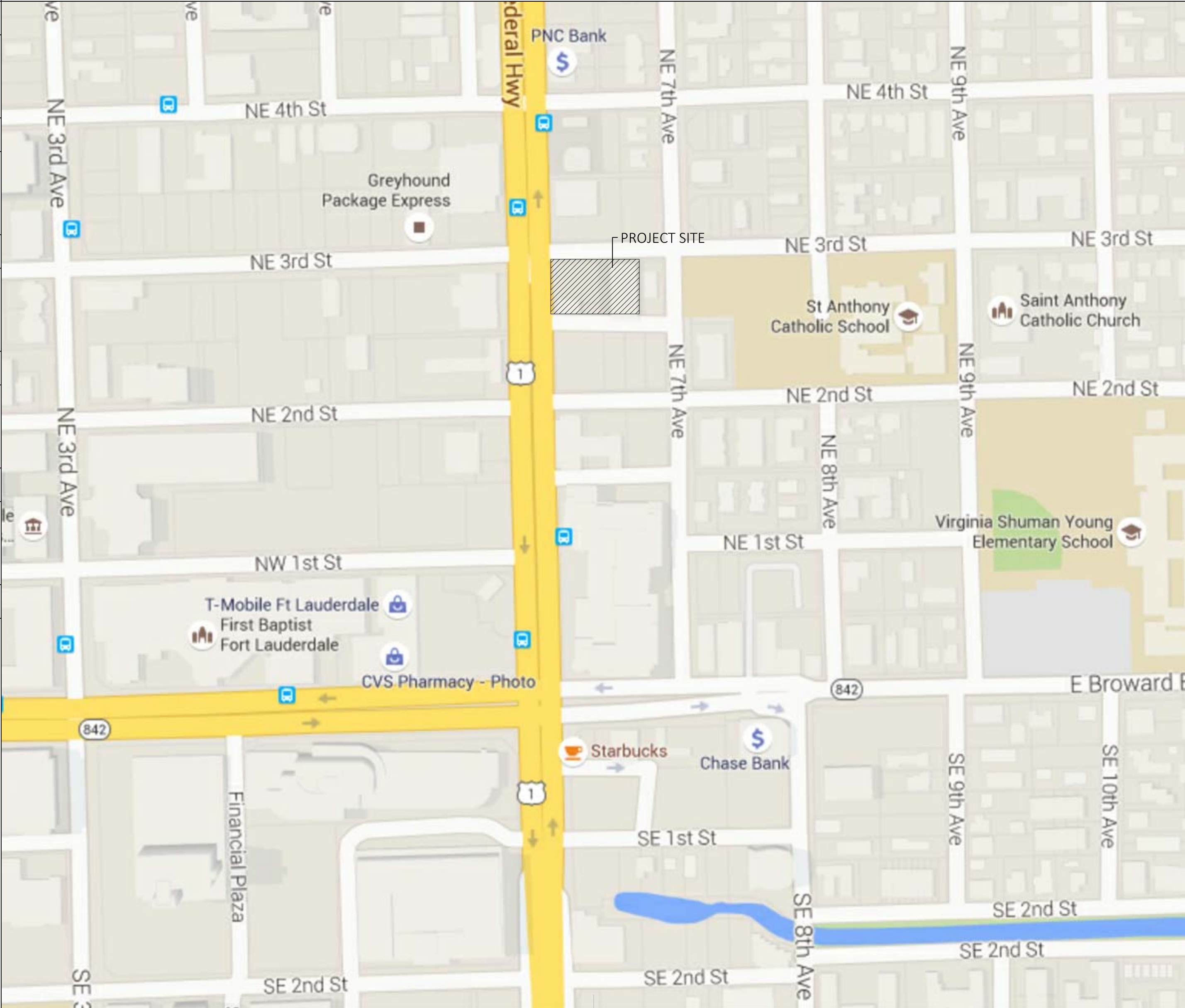
DOWNTOWN MARKETPLACE

224-290 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA

PROJECT TEAM

OWNER	
	SHOPPING CENTER INTERESTS LLC 4955 SW 83RD STREET MIAMI, FLORIDA 305.858.6395
ARCHITECT	
	CLARO DEVELOPMENT 1035 NORTH MIAMI AVENUE #201 MIAMI, FLORIDA 305.324.4700
CIVIL ENGINEER	
	BOTEK THURLOW ENGINEERING, INC. 3409 NW 9TH AVENUE, SUITE 1102 FORT LAUDERDALE, FLORIDA 33309 954.568.0888
MEP ENGINEER	
	ENERGY SCIENCES, INC. 2821 SW 37TH AVENUE MIAMI, FLORIDA 33133 305.448.8826
LANDSCAPE ARCHITECT	
	MAKWORK 129B NW SOUTH RIVER DRIVE MIAMI, FLORIDA 33128 305.322.2896

LOCATION MAP



DRAWING LIST

SHEET	TITLE
G0.0	COVER SHEET
SITE INFORMATION	
G0.1	LAND USE AND ZONING PLAN
S1	PROPERTY SURVEY
S2	ROW SURVEY
G0.2	AERIAL MAP
G0.3	EXISTING CONTEXT PHOTOS
G0.4	EXISTING CONTEXT PHOTOS
ARCHITECTURAL	
A0.1	SITE PLAN, LEGAL DESCRIPTION
A0.2	SITE DETAILS
A0.3	OFFSITE IMPROVEMENTS
A1.0	BUILDING FLOOR PLAN
A2.0	BUILDING ELEVATIONS
A3.0	CONCEPTUAL SITE SECTIONS
A4.0	RENDERINGS
A5.0	AERIAL PERSPECTIVES
CIVIL	
C-2	PAVING, GRADING AND DRAINAGE PLAN
C-3	WATER AND SANITARY SEWER PLAN
LANDSCAPE	
TD-100	TREE MITIGATION PLAN
LA-400	PLANTING PLAN
LA-450	TREE MITIGATION NOTES
LA-451	PLANTING DETAILS
ELECTRICAL	
E2.0	PHOTOMETRIC SITE PLAN

Architect
claro
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1035 North Miami Ave #201
Miami, Florida 33136
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Fort Lauderdale, Florida 33309
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MEP Engineer
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Landscape Architect
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129B NW South River Drive
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Project
**New Tenant
Building
at
Downtown
Marketplace**

224-290 North Federal Hwy
Fort Lauderdale, Florida
33301

Sheet
**Cover
Sheet**

Revision	No.	Date

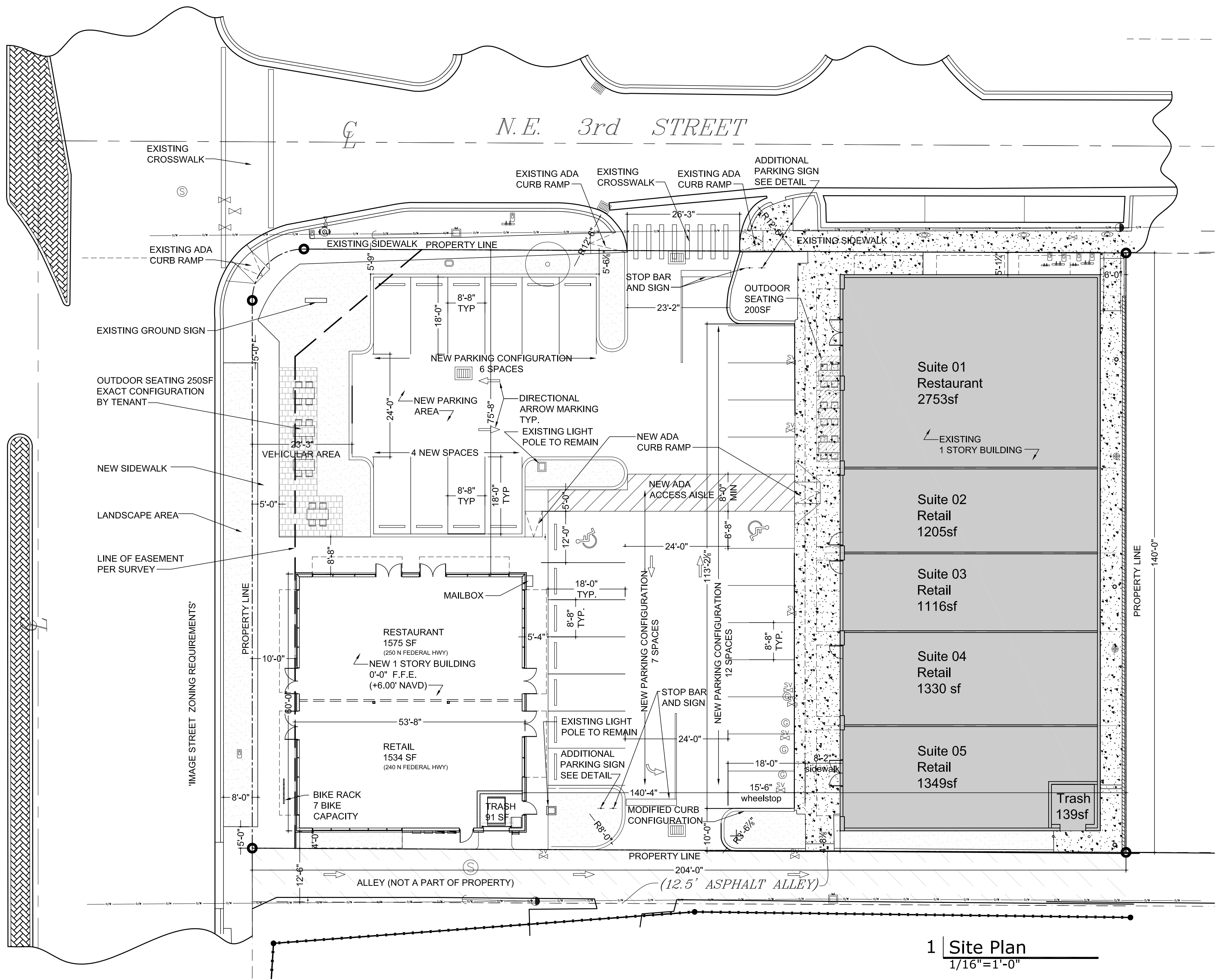
Project Date
08/31/15

Project No.

Sheet No.
G0.0

Seal

Olga Rodriguez Lastra
Florida Registration AR 93298



1 | Site Plan
1/16"=1'-0"

LEGAL DESCRIPTION

Lots 8, 9, 10, 11 and 12, Block 12 of RE--SUBDIVISION OF BLOCKS 9, 10, 11 & 12 OF HOLMBERG & McKEES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, Page 115, of the Public Records of Miami Dade County, Florida; said lands situate lying and being in Broward County, Florida; LESS the West 30 feet of said Lot 12 for State Road No. 5 road right of way; and LESS the external area formed by a 12.00 foot radius arc which is tangent to the East line of the West 30.00 feet of said Lot 12 and tangent to the North line of said Lot 12, as conveyed to the State of Florida by Special Warranty Deeds recorded in Official Records Book 2418, Page 966; and in Official Records Book 2436, Page 690, both of the Public Records of Broward County, Florida.

ZONING INFORMATION
RAC-EMU ZONE

PROPERTY INFORMATION
PROPERTY AREA: 28,528SF /0.6549 ACRES
CURRENT USE: COMMERCIAL
PROPOSED USE: COMMERCIAL
WATER/WASTEWATER PROVIDER:
CITY OF FORT LAUDERDALE PUBLIC WORKS

BUILDING SETBACKS (NEW BUILDING)

SETBACK	REQUIRED	PROVIDED
WEST "image street"	10'-0"	10'-0"
SOUTH "side"	0'-0"	4'-0"
EAST "rear"	0'-0"	140'-4"
NORTH	0'-0"	75'-8"

PROPERTY AREA INFORMATION

SITE AREAS (SQUARE FEET)	PROVIDED	
PROPERTY AREA	28,528	.65ac
EXISTING BUILDING GROSS AREA	7,892	
PROPOSED BUILDING GROSS AREA	3,200	
FLOOR AREA RATIO (FAR)	0.39	
VEHICULAR USE AREA	9,508	
LANDSCAPE AREA	2,794	9.8%
% LANDSCAPE / VUA		29.4%
OPEN SPACE	17,436	61.1%

HEIGHT

	PROVIDED
PROPOSED BUILDING	26'-0"
EXISTING BUILDING	22'-1"

NUMBER OF STORIES

PROPOSED BUILDING	1 STORY
EXISTING BUILDING	1 STORY

CITY WIDE PARKING CALCULATIONS PER SECTION 47-20.2
TABLE 1

RAC-TMU SPECIFIC PARKING CALCULATION PER USE

AREAS CALCULATED FOR PARKING REQUIREMENTS			
EXISTING BUILDING AREAS			
SPACE	AREA	CALCULATION	RQD
REST.	2,953	(2,953/100)*60%	18
RETAIL	5,000	(5,000/250)*60%	12
NEW BUILDING AREAS			
SPACE	AREA	CALCULATION	RQD
REST.	1,825	(1,825/100)*60%	11
RETAIL	1,534	(1,534/250)*60%	4
TOTAL PARKING REQUIRED			45
TOTAL PARKING PROVIDED			29
PARKING REDUCTION REQUESTED			16

TYPE	PROVIDED
STANDARD PARKING	27
HANDICAPPED PARKING	2

Architect
claro
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224-290 North Federal Hwy
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Site Plan

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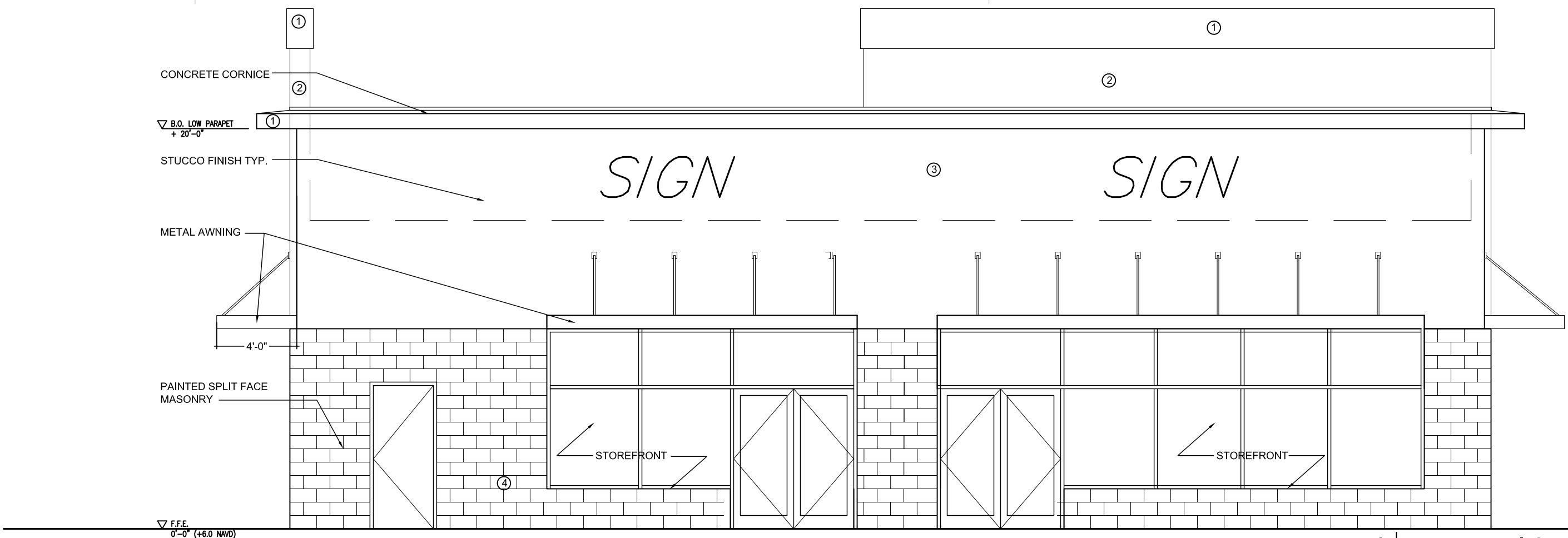
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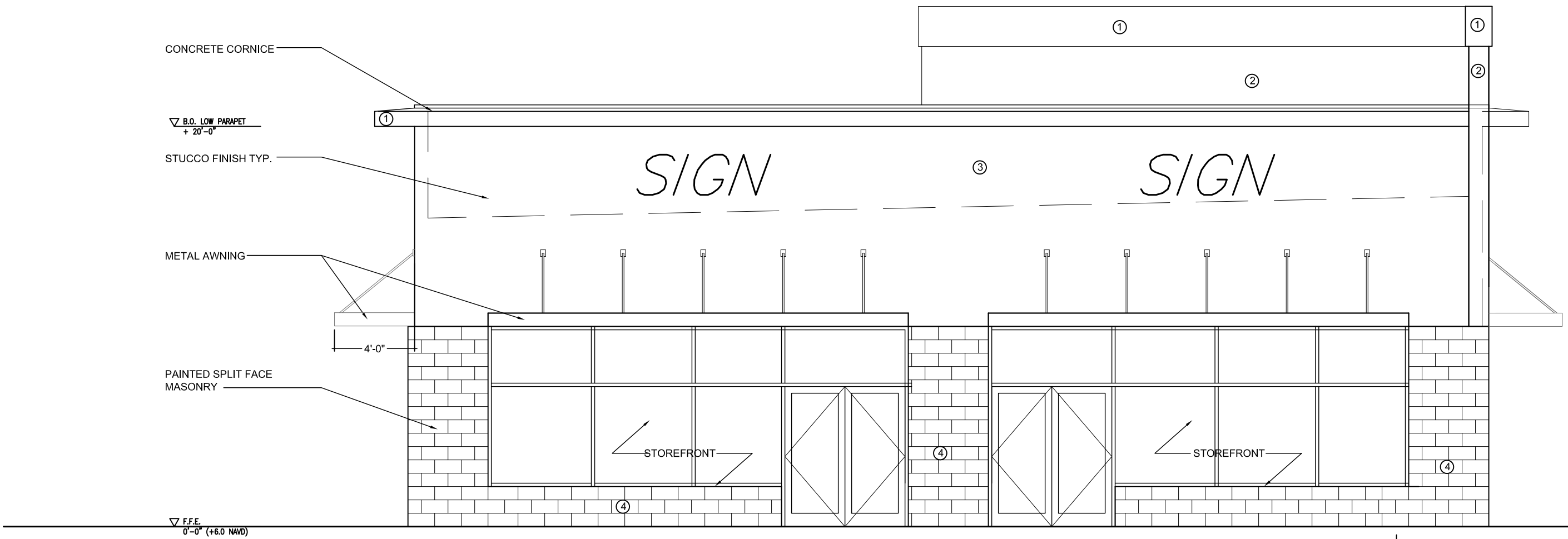
A0.1

Seal

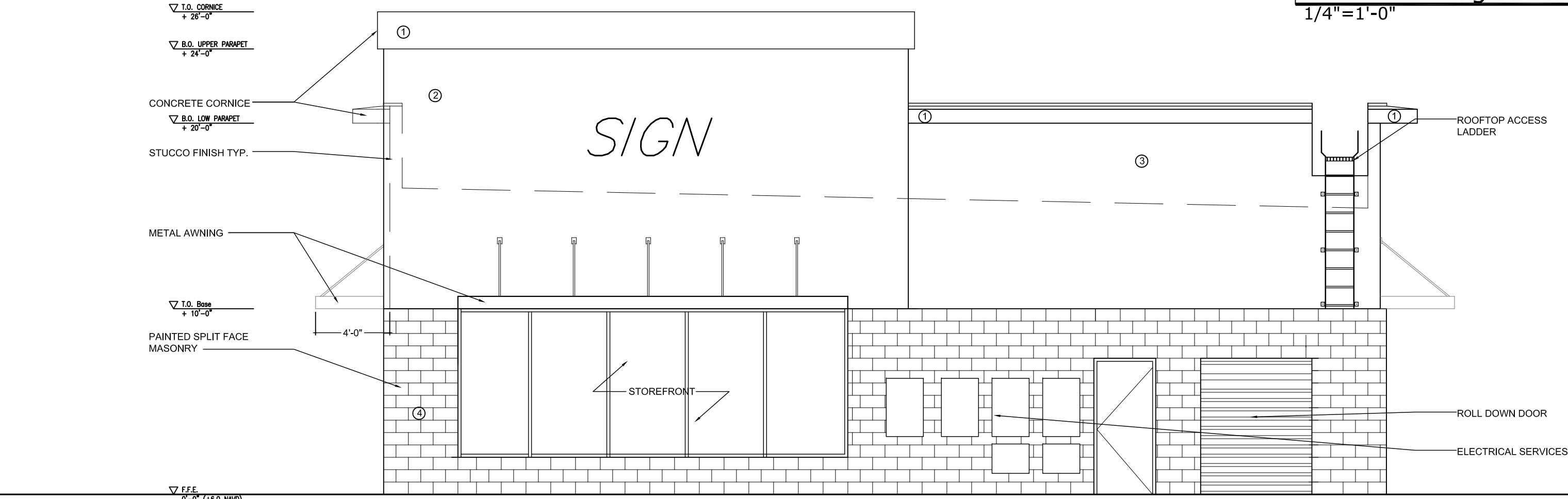
Olga Rodriguez Lastra
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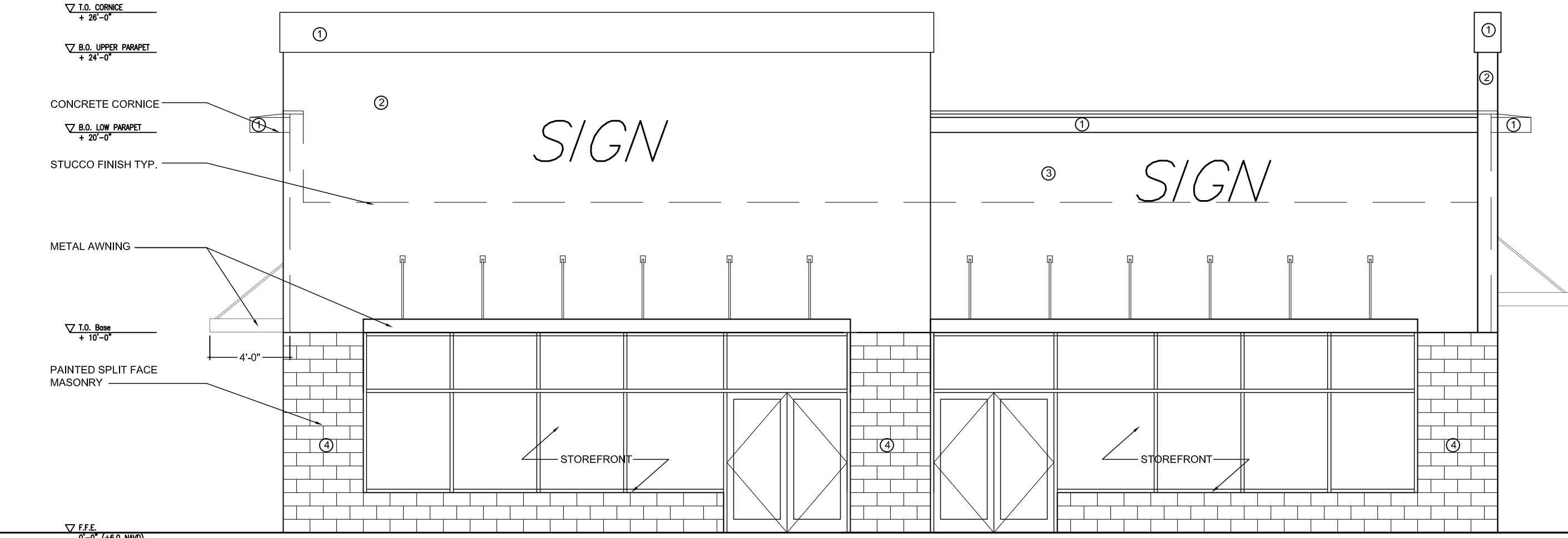
4 East Building Elevation
1/4"=1'-0"



3 North Building Elevation
1/4"=1'-0"



2 South Building Elevation
1/4"=1'-0"



1 West Building Elevation
1/4"=1'-0"

FINISH LEGEND

- ① PAINTED STUCCO FINISH - SW 7005 PURE WHITE
- ② PAINTED STUCCO FINISH - SW 6234 UNCERTAIN GRAY
- ③ PAINTED STUCCO FINISH - SW 6236 GRAYS HARBOR
- ④ PAINTED SPLIT FACE BLOCK 4" VENEER - SW 7005 PURE WHITE

Architect
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DESIGN PARTNERS
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Sheet
**Building
Elevations**

Revision	No.	Date

Project Date

08/31/15

Project No.

Sheet No.

A2.0

Seal

Olga Rodriguez Lastra
Florida Registration AR 93298



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: October 27, 2015

Project Name: Shopping Center Interests, LLC / New Tenant at
Downtown Marketplace

Case Number: R15053

Request: Site Plan Level III Review: Parking Reduction;
Replace Existing Bank Drive-Through with
1825sf Restaurant/Outdoor Dining and 1534sf
Retail

Location: 250 N. Federal Highway

Zoning: Regional Activity Center – East Mixed Use (RAC-
EMU)

Land Use: Commercial

Project Planner: Florentina Hutt

Case Number: R15053

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Right-of-Way and/or permanent easement dedication along south side of N.E. 3rd Street, in order to incorporate entire 5'-wide clear path for pedestrian access; show linework in the plans and on easement exhibit

CASE COMMENTS:

A. Please respond to Comments 1 through 16 prior to Pre P&Z sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at 954-828-6078 or aawwad@fortlauderdale.gov and/or Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - c. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at 954-828-6133 or rbenton@fortlauderdale.gov; please note that additional notes may be required on the Site Data table.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right of Way are subject to issuance of a Right of Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agency for the improvements along:

- a. N. Federal Highway – Florida Department of Transportation (FDOT)
3. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
 4. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at 954-357-6695.
 5. Show and label sight triangles as appropriate (per ULDR Section 47-2.2.Q), for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with

streets (measured from pavement edges), alleys with alleys (measured from property lines extended), alleys with streets (measured from property lines extended), and streets with streets (measured from property lines extended). Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.

6. Existing N.E. 3rd Street roadway approach to N. Federal Hwy. – Provide FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plans, and Civil Plans.
7. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed parking lot - a minimum of 12' wide by 22' long area for each vehicle to be accommodated within the stacking area.
8. Sheet A0.1 – Per ULDR Section 47-20.11.A, drive isle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
9. Be advised that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
10. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable practices (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
11. Discuss if pedestrian lighting within the City's Right-of-Way is proposed, or if not, discuss the possibility of the addition of pedestrian lighting along N.E. 3rd Street. Please contact the Case Planner for details to match the area.
12. All concrete sidewalks preferred with 5-foot (min.) width, and constructed to City specifications per ULDR Section 47-24.5.E.e.
13. Show proposed structural soil on Landscape and Civil typical sections and details as appropriate, as well as drainage pipes required to adequately convey drainage from structural soil areas.
14. Discuss how sidewalk runoff from proposed development will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or whether additional infrastructure will be required.
15. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-Of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
16. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).

B. Respond to Comments 17 through 24 prior to Final DRC sign off

17. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days

prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.

18. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure. Please be advised that all storm drains shall be constructed with RCP piping in the City Right-Of-Way.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Erosion and Sediment Control Plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
 - d. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
 - e. Signing and Marking Plan, including the radii all landscaping and pavement areas.
19. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. **Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS.** In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements to be provided by City Floodplain Manager, Richard Benton.
20. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
21. Provide FDOT letter to allow encroachments (proposed doors opening into, awnings, parking stall, and existing ground sign) into FDOT easement.
22. Sheet A0.3: Label Right-of-Way boundaries as appropriate; shift proposed sidewalks to back of Right-of-Way.
23. Sheet A0.3: Show and label existing signage and pavement striping in vicinity of the N.E. 7th Avenue intersections with N.E. 2nd Street and N.E. 3rd Street, as well as their required modifications to accommodate proposed crosswalk striping. Proposed offsite signing and marking improvements shall be signed and sealed by a Florida registered professional engineer; route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.
24. Coordinate with Gabriel Maldonado at 954-828-5054 or GMaldonado@fortlauderdale.gov regarding dumpsters; please note that per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require drains connecting to sanitary sewer.

B. Respond to Comments 25 through 37 prior to Engineering Permit Approval

25. The applicant shall verify that there are no easements or other instruments of record which impact the Engineering Department's ability to permit this site plan. In the event such instruments exist and are recorded in the office of records, Broward County, FL, the owner risks delay or denial of the building permit.

26. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

27. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at 954-357-6632 or ekalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
28. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
29. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
30. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
- a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more

10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking-location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for rout line street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
31. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
32. Apply and obtain a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
33. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
34. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
35. Please note that any lighting within the City's Right-of-Way, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-Of-Way.

36. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
37. Please discuss with City Public Works Department - Utilities, Rick Johnson at 954-828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: R15053

CASE COMMENTS:

Please provide a response to the following:

1. Clarify plant schedule as it doesn't appear to match the plan.
2. Consider smoothing out the planter curve along the sidewalk in NW corner.
3. Existing Oaks along Federal Highway will be relocated to the ROW swale area in place of the Royal Palms.
4. Provide tree relocation specifications. Additionally, it is recommended to begin root pruning at this time so trees will be ready to move at issuance of building permit – please do not wait.
5. Provide structural soil under sidewalk and along internal vehicular use areas that abut trees.
6. Provide a tree condition percentage (as a number) for all existing trees on site.
7. Provide required trees in and around the Vehicular Use Area including the 10' minimum landscape perimeter, canopy trees in landscaped islands, etc.
8. Light poles are not to be within 15' of tree locations. Where conflicts exist, shift the light pole.
9. Illustrate and install canopy trees and groundcover in existing west landscaped islands.
10. Clarify Sheet TD-100 as it does not appear to match Sheet L-400.
11. At time of Final DRC Sign-Off, landscape plans must be signed and sealed by a Florida Registered Landscape Architect.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Building Permit:

12. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
13. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
14. Provide irrigation plan illustrating an automatic system which provides 100% coverage, 50% overlap and rain sensor shut off device. This is to include the rights-of-way areas and the outside of buffer yard wall.
15. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Case Number: R15053

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) The proposed parking reduction request requires review and approval by the Planning and Zoning Board. A separate application and fee is required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 4) Pursuant to Public Participation requirements of ULDR Sec. 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the Planning and Zoning Board. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

- 5) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Sec. 47-20.3, Parking reduction criteria
 - b. Sec. 47-25.2, Adequacy Requirements
 - c. Sec. 47-25.3, Neighborhood Compatibility Review
- 6) As part of project narrative please include any principles and guidelines of the Downtown Master Plan and how they are met. If a specific guideline recommendation is not met, identify how the intent is met in an alternate way.
- 7) Provide the following changes on site plan:
 - a. Consider moving the building closer to the corner of Federal Hwy. and NE 3rd St. to help activate the street frontage and promote a spatial framework to support pedestrian and multi-modal options and encourage direct access from the sidewalk.
 - b. Site plan indicates sidewalk impediment close to the corner of Federal Hwy and NE 3rd St. Ensure clear, unobstructed pedestrian pathways by rounding the landscape area at the corner, aligning the sidewalk along Federal Highway.

- c. Revise Federal Hwy. street section to comply with the dimensions provided in the Downtown Master Plan Design Guidelines to allow for 10 ft. landscape buffer and 12 ft. sidewalk.
 - d. Replace the proposed palm trees with canopy shade trees spaced at 30 ft. in the space between the curb and the sidewalk. Discuss shade tree types with the Landscape Representative.
 - e. Provide a landscape buffer with canopy shade trees between the parking lot and sidewalk to screen the parking lot along both street frontages: Federal Hwy. and NE 3rd St.
 - f. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - g. Show centerlines of all adjacent ROWs and dimension widths.
 - h. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
- 8) It appears that the building placement encroaches into FDOT right-of-way along Federal Highway. Discuss with Engineering Representative.
- 9) The proposed outdoor seating area represents a great opportunity to activate the street. Consider various architectural solutions to enhance and better define the space, such as: shading devices, green elements, interesting lighting solutions, etc.
- 10) Consider revisions to the front facade to allow for an enhanced visual quality of the elevation, with increased transparency and improved architectural elements while reducing the area of solid wall of the parapet.
- 11) Provide pedestrian-level perspective renderings of project as viewed along Federal Hwy. to capture the façade, outdoor seating and landscape improvements. Show clear and accurate 3-dimensional views in context of the surrounding area.
- 12) It appears that a portion of the building design is directly related to proposed future signage. Please be aware that any wall sign proposed for the building is subject to Section 47-22.3.G, Flat Signs/Wall Signs, which limits such signs to a maximum of 18-inches above the wall to which it is attached. Discuss design alternatives with planning division at the DRC meeting.
- 13) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
- Please note any proposed signs will require a separate permit application.
- 14) Coordinate site design and streetscape improvements with Transportation and Mobility Department as part of the review and recommendation of the Parking Reduction Request.
- 15) It is strongly recommended that bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors is provided. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide.
- 16) Provide a roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.

GENERAL COMMENTS:

- 17) A separate application and fee is required for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
- 18) Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 19) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 20) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule a Professional Day Appointment with the project planner (call 954-828-5072) to review project revisions and/or to obtain a signature routing stamp.
- 21) For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
- 22) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.

Case Number: R15053

CASE COMMENTS:

Please provide a response to the following:

1. Consider pre-wiring units for alarm systems.
2. Doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
3. Consider using impact resistant materials.
4. Consideration should be made for the use of CCTV at all entrance/exit points, open areas, and any location where money is stored and/or counted.

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R15053

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure **site plan** clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application. **Identify containers for trash and recycling.**
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4.
11. Trash Room services will be handled by private collector, or Trash Room services will be done by on-site personnel, or Trash Room services will be done custodial staff.
12. Draw equipment on plan to show location of the containers inside the trash room. *Clarify whether uses on site will utilize compactor, carts and/or dumpster.*
13. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
14. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
 - o Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
 - Type and size of containers, frequency of service, service provider if known; and
 - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).

- For this proposed site plan, please describe whether the accessibly gate that is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.
- o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to gmaldonado@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
- o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

Case Number: R15053

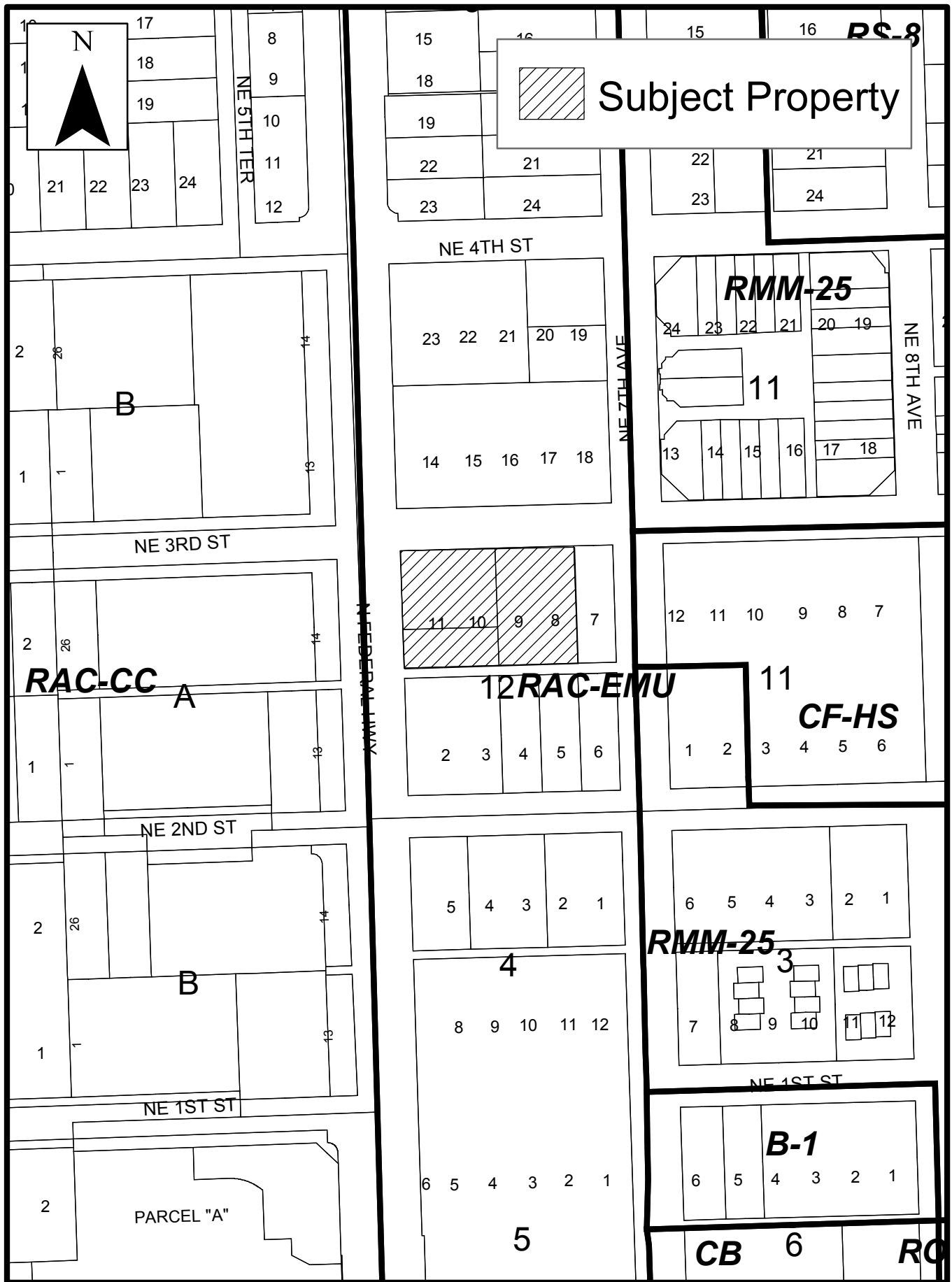
CASE COMMENTS:

1. Coordinate with the Transportation and Mobility Department regarding a traffic impact study. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Bicycle parking is strongly encouraged, covered if possible with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
3. Coordinate with B-cycle to implement a bike share station on North Federal Highway at this site.
4. Please provide an 8ft minimum width clear and continuous sidewalk along N Federal Highway. This includes the sidewalk clearance behind the crosswalk ramps.
5. Please provide the total number of all on-street parking spaces in the parking data table.
6. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices.
7. Additional comments may be provided upon further review.
8. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



0 40 80 160 240 320 Feet

R15053